

Room Sizes

Entrance Hall

Living Room

15'3x14'5

Downstairs WC

Kitchen Diner

30'10x8'6

Utility Room

Double Garage

Bedroom One

14'7x13'7

En Suite Bathroom

Bedroom Two

10'6x9'5

En Suite Shower Room

Bedroom Three

11'9x8'4

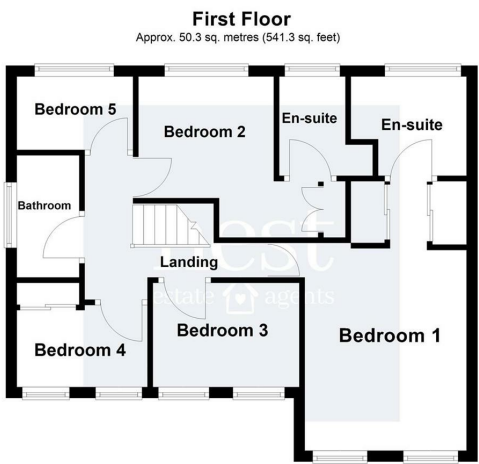
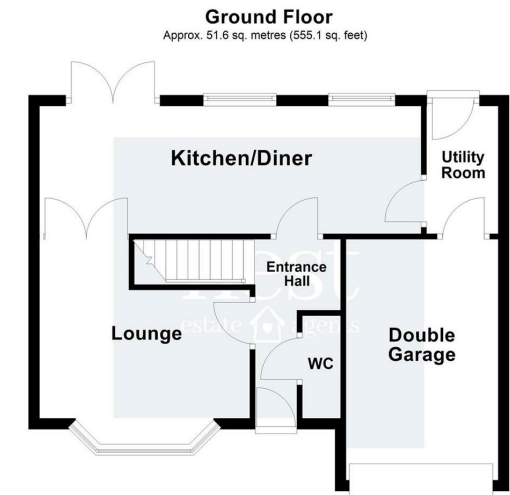
Bedroom Four

9'3x7'4

Family Bathroom

Bedroom Five

9'3x6'2



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
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OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Chestnut Close, Broughton Astley, Leicester LE9 6UB

£595,000

The Story Begins

- Show Home Condition Detached Family Residence, Set in a Fabulous Position.
- Entrance Hall & Downstairs Cloakroom
- Contemporary Style Living Room
- Family Living Kitchen with Separate Dining Area - Quality Siemans Appliances, Quooker Tap & Amtico Flooring
- Utility Room.
- Five Bedrooms , Two With En Suites Master Bedroom Having A dressing Area With Built In wardrobes.
- Modern Family Bathroom With Roll Top Bath.
- Beautiful Landscaped Rear Garden
- Driveway For Multiple Cars & Double Garage
- EPC Rating B | Council Tax Band F | Freehold

Location Is Everything

The village of Broughton Astley offers a welcoming community atmosphere and a wealth of amenities that cater to all lifestyles. Families are particularly well-served, with access to reputable primary schools and the highly regarded Thomas Estley Community College, ensuring excellent educational opportunities within the area.

For convenience, a local bus service runs throughout the village, facilitating easy travel and offering excellent links to the motorways, Fosse Park, and the city centre. The village features a variety of amenities, including a collection of shops, a library, a garage, a café, and a health center. These, combined with the village setting and strong sense of community, make it a desirable place to call home for those seeking a harmonious balance between village life and modern convenience.



Inside Story

Nestled in a wonderful, tucked-away position, this fabulous detached residence stands proudly, showcasing its contemporary and modern design. In show-home condition, the property features meticulously maintained gardens at both the front and rear, offering a picturesque setting befitting this remarkable home. At the heart of the homes lies the stunning kitchen, a true showstopper with its abundant cabinetry and premium features, including two Siemens cookers, a hob, extractor fan, and a wine fridge. A high breakfast seating area makes for an inviting social space, while an air conditioning unit provides hot and cool air for year-round comfort. The Quooker tap adds a touch of luxury and convenience, and the spacious utility room enhances the functionality of the kitchen.

The residence boasts a welcoming lounge, complete with a feature fireplace, that offers ample space for relaxation and entertainment, creating the perfect atmosphere for unwinding or hosting guests. With five generous bedrooms, this property is ideal for families or those desiring extra space. Two of the bedrooms include en-suite bathrooms for added privacy and comfort, with the master bedroom offering additional delight with its own air conditioning unit for personalised climate control.

Every detail of this home has been meticulously crafted, resulting in a striking residence that seamlessly combines modern flair with timeless elegance. The family bathroom is a standout feature, equipped with a luxurious roll-top bath alongside a separate shower, providing a perfect retreat for relaxation. The exterior of the property is equally impressive, showcasing a beautifully landscaped two-tiered rear garden. Featuring a patio area framed by pristine white walls and a lush lawn, it is an ideal space for outdoor entertaining or simply enjoying the serene environment. Whether you're captivated by its sleek design or its practical amenities, this home promises to be a sanctuary for its next fortunate owners.

